

11 BANK OF AMERICA, N.A.,

12 Plaintiff,

13 vs.

14 SUNRISE RIDGE MASTER HOMEOWNERS
15 ASSOCIATION; DAISEY TRUST; and
16 NEVADA ASSOCIATION SERVICES, INC.,

17 Defendants.

18 DAISEY TRUST,

19 Counterclaimant,

20 vs.

21 BANK OF AMERICA, N.A.,

22 Counterdefendant.

11 Case No.: 2:16-cv-00467-MMD-CWH

12 **ORDER RE:**

13 **STIPULATION AND ORDER
14 DISMISSING CLAIMS AGAINST
15 SUNRISE RIDGE MASTER
16 HOMEOWNERS' ASSOCIATION**

23 1. Plaintiff Bank of America, N.A. (BANA) and defendant Sunrise Ridge Master
24 Homeowners Association's (**Sunrise Ridge**) by and through their undersigned counsel, stipulate as
25 follows:

26 2. This matter relates to real property located at 3883 Winter Whitetail Street, Las Vegas,
27 Nevada 89122, APN 161-15-811-066 (the "Property"). The Property is more specifically described as:

28 ///

1 PARCEL ONE (1):

2 Lot One Hundred Forty-Six (146) in Block Eight (8) of DESERT INN
3 MASTER PLAN PARCEL C as shown by map thereof on file in Book 113
4 of Plats, Page 83 and Amended by Certificate of Amendment recorded
5 January 5, 2004 in Book 20040105 as Document No. 01034, in the Office
6 of the County Recorder of Clark County, Nevada.

7 Reserving therefrom a non-exclusive easement for ingress, egress, use and
8 enjoyment and public utility purposes, on, over and across the private streets
9 and common areas on the map referenced hereinabove.

10 PARCEL TWO (2):

11 A non-exclusive easement for ingress, egress, use and enjoyment and public
12 utility purposes on, over and across the private streets and common areas
13 on the map referenced hereinabove, which easement is appurtenant to
14 PARCEL ONE (1).

15 APN 161-15-811-066

16 3. BANA is the beneficiary of record of a deed of trust recorded against the Property in
17 the Clark County Recorder's Office on January 28, 2005 as Document No. 20050128-0000639 (the
18 **Deed of Trust**), which was executed by Michael Delapaz, Carolyn Delapaz, and Ludivina Catacutan
19 to secure a promissory note in the original amount of \$220,864.00.

20 4. On August 30, 2012, Sunrise Ridge recorded a Foreclosure Deed as Instrument Number
21 201208300003537 of the Official Records of Clark County, Nevada (the **HOA Foreclosure Deed**),
22 reflecting that Daisey Trust acquired the Property at the foreclosure sale of the Property held August
23 24, 2012 (the **HOA Foreclosure Sale**).

24 5. On March 3, 2016, BANA initiated a quiet title action related to the Property in the
25 United States District Court, District of Nevada, Case No. 2:16-cv-00467 (the **Quiet Title Action**).

26 6. BANA and Sunrise Ridge have entered into a confidential settlement agreement in
27 which they have settled all claims between them in this case.

28 7. Among other things in the settlement agreement, Sunrise Ridge agrees it no longer has
an interest in the Property for purposes of the Quiet Title Action *vis a vis* the Deed of Trust. This
disclaimer of interest does not apply to the continuing encumbrance of Sunrise Ridge's declaration of
covenants, conditions and restrictions, any governing documents adopted thereunder, easements,

1 servitudes, or other rights and interests on the Property as governed by NRS Chapter 116. Sunrise
2 Ridge further agrees it will take no position in this action or in any subsequent action regarding
3 whether the Deed of Trust survived Sunrise Ridge's foreclosure sale.

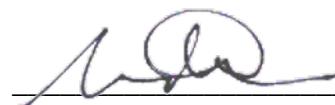
4 8. Among other things in the settlement agreement, BANA and Sunrise Ridge agree that
5 BANA does not waive its right to seek relief against the non-settling Parties, including but not limited
6 to Daisey Trust, related to its remaining claims in the Quiet Title Action. BANA does not admit the
7 Deed of Trust was extinguished, and any consideration exchanged in exchange for the dismissal of the
8 claims against Sunrise Ridge is not intended to be compensation for any loss of the Deed of Trust.
9 Instead they compensate BANA for fees and costs incurred litigating the propriety and effect of
10 Sunrise Ridge's sale and related conduct.

11 9. BANA and Sunrise Ridge further stipulate and agree that all claims in this matter
12 asserted by BANA against Sunrise Ridge are dismissed in their entirety with prejudice, with each party
13 to bear its own attorney's fees and costs.

14 DATED this 19th day of July, 2019.

15	AKERMAN LLP	LIPSON NEILSON P.C.
16	<i>/s/ Scott R. Lachman</i>	<i>/s/ Megan H. Hummel</i>
17	DARREN T. BRENNER, ESQ.	J. WILLIAM EBERT, ESQ.
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23	<i>Attorneys for Bank of America, N.A.</i>	<i>Attorneys for Sunrise Ridge Master Homeowners Association</i>

23 IT IS SO ORDERED.

24 
25 UNITED STATES DISTRICT JUDGE

26 DATED: July 22, 2019